

# OFFICE/MEDICAL SPACE FOR LEASE OR SALE

**6 Dickinson Drive, Building 300**  
**Chadds Ford, PA**



20,000 SF premier atrium building completed in 2000 is now offered for sale or lease with high end finishes, one elevator and fully ADA compliant. This building is central to Route 202 and Route 1 with proximity to Philadelphia International Airport and the planned Main Line Health Systems Hospital.

Available suites:

**Suite 100:** 6,528 SF for lease at \$20.80 SF Gross, Includes gas, electric & janitorial

**Suite 102:** 1,461 SF for lease at \$20.80 SF Gross, Includes gas, electric & janitorial, contiguous with suite 103

**Suite 103:** 1,739 SF for lease at \$20.80 SF Gross, Includes gas, electric & janitorial, contiguous with suite 102

**Suite 201:** 3,081 SF for lease at \$22.90 SF Gross, Includes electric & gas, ready for immediate medical use

**FOR SALE:** Suites 100,102, 103 and 201 for sale at \$250 per SF

LOT SIZE: 1.15 Acres

ZONING: Office/Professional

PARKING: 3.4/1,000SF

**For further information, please contact:**

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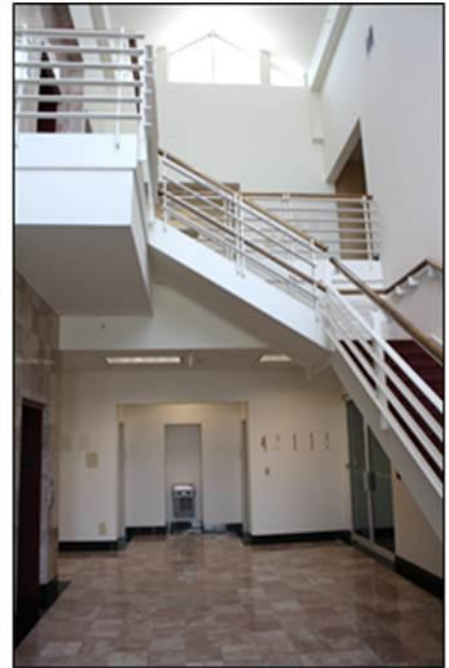
Suite 201, Exam Room



Suite 100, Office



Suite 201, Med Lab



Atrium

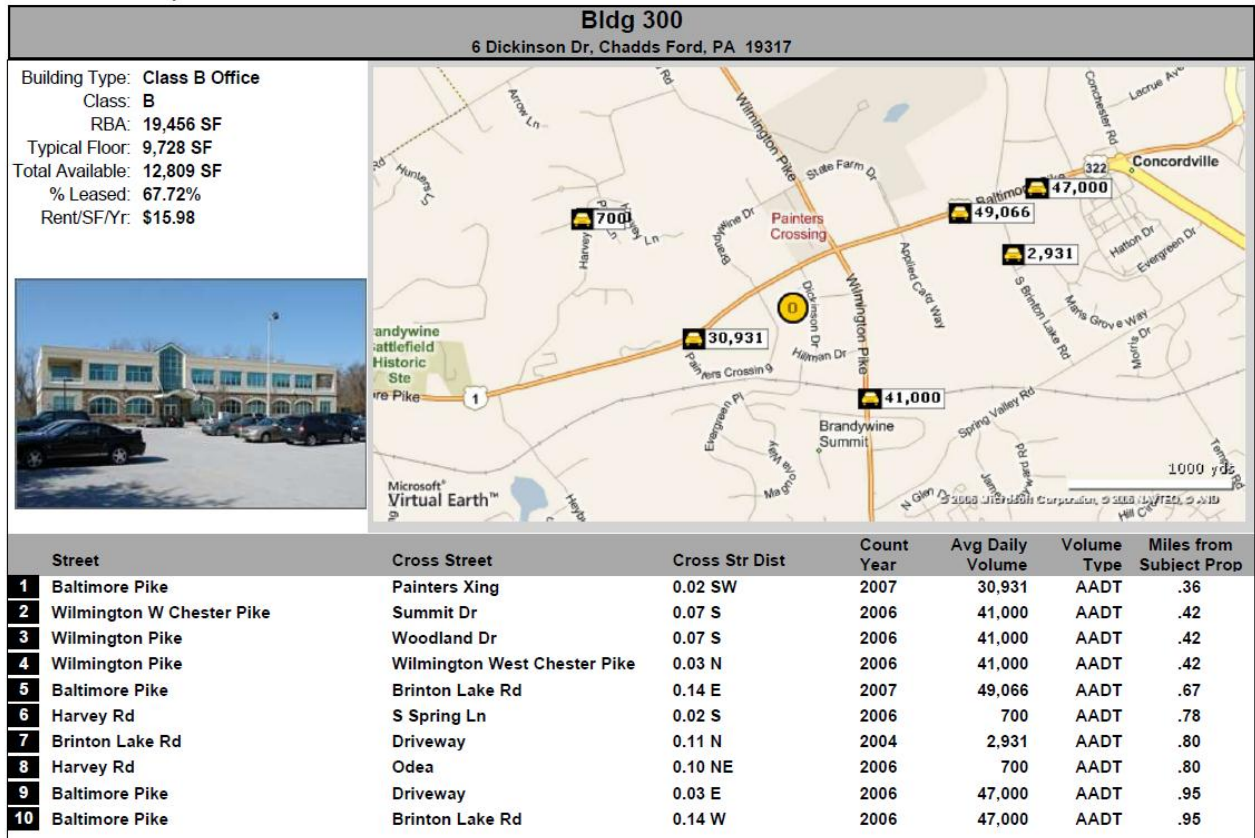


Suite 100, Open Space




Suite 103

## Traffic Count Report




**Demographic Summary Report**

<b>Bldg 300</b>				
6 Dickinson Dr, Chadds Ford, PA 19317				
Building Type: Class B Office	Total Available: 12,809 SF			
Class: B	% Leased: 67.72%			
RBA: 19,456 SF	Rent/SF/Yr: \$15.98			
Typical Floor: 9,728 SF				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2015 Projection	2,164	23,808	75,684	
2010 Estimate	2,067	22,789	72,959	
2000 Census	1,444	19,295	63,013	
Growth 2010 - 2015	4.70%	4.50%	3.70%	
Growth 2000 - 2010	43.10%	18.10%	15.80%	
<b>2010 Population by Hispanic Origin</b>	60	615	1,950	
<b>2010 Population By Race</b>	2,067	22,789	72,959	
White	1,880 90.95%	19,436 85.29%	61,475 84.26%	
Black or African American	51 2.47%	1,852 8.13%	6,224 8.53%	
American Indian and Alaska Native	2 0.10%	22 0.10%	73 0.10%	
Asian	99 4.79%	1,054 4.63%	3,716 5.09%	
Native Hawaiian and Pacific Islander	0 0.00%	4 0.02%	29 0.04%	
Other Race	22 1.06%	180 0.79%	607 0.83%	
Two or More Races	12 0.58%	242 1.06%	836 1.15%	
<b>Households</b>				
2015 Projection	1,020	8,072	26,323	
2010 Estimate	973	7,686	25,275	
2000 Census	691	6,375	21,586	
Growth 2010 - 2015	4.80%	5.00%	4.10%	
Growth 2000 - 2010	40.80%	20.60%	17.10%	
Owner Occupied	833 85.61%	6,883 89.55%	22,017 87.11%	
Renter Occupied	140 14.39%	803 10.45%	3,257 12.89%	
<b>2010 Households by HH Income</b>	972	7,687	25,274	
Income Less Than \$15,000	33 3.40%	190 2.47%	630 2.49%	
Income: \$15,000 - \$24,999	48 4.94%	228 2.97%	869 3.44%	
Income: \$25,000 - \$34,999	44 4.53%	221 2.87%	808 3.20%	
Income: \$35,000 - \$49,999	60 6.17%	454 5.91%	1,832 7.25%	
Income: \$50,000 - \$74,999	122 12.55%	1,034 13.45%	3,543 14.02%	
Income: \$75,000 - \$99,999	149 15.33%	1,209 15.73%	3,879 15.35%	
Income: \$100,000 - \$149,999	252 25.93%	1,994 25.94%	7,276 28.79%	
Income: \$150,000 - \$249,999	117 12.04%	1,568 20.40%	4,572 18.09%	
Income: \$250,000 - \$499,999	111 11.42%	631 8.21%	1,519 6.01%	
Income: \$500,000 or more	36 3.70%	158 2.06%	346 1.37%	
<b>2010 Avg Household Income</b>	\$151,238	\$144,529	\$130,697	
<b>2010 Med Household Income</b>	\$104,098	\$109,983	\$106,213	
<b>2010 Per Capita Income</b>	\$62,540	\$49,331	\$45,821	


**Daytime Employment Report**

1 Mile Radius

<b>Bldg 300</b>			
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RBA: 19,456 SF	Rent/SF/Yr: \$15.98		
Typical Floor: 9,728 SF			
<b>Business Employment by Type</b>	<b># of Businesses</b>	<b># Employees</b>	<b>#Emp/Bus</b>
<b>Total Businesses</b>	300	3,176	11
<b>Total Retail</b>	61	551	9
Home Improvement Stores	3	17	6
General Merchandise Stores	2	0	0
Food Stores	5	61	12
Auto Dealers and Gas Stations	8	156	20
Apparel and Accessory Stores	3	24	8
Furniture and Home Furnishings	7	35	5
Eating and Drinking Places	14	221	16
Miscellaneous Retail Stores	19	37	2
<b>Finance-Insurance-Real Estate</b>	48	393	8
Banks, Saving and Lending Inst.	9	89	10
Security Brokers and Investments	10	41	4
Insurance Carriers and Agencies	11	67	6
Real Estate-Trust-Holding Co.	18	196	11
<b>Services</b>	124	1,141	9
Hotels and Lodging	2	20	10
Motion Picture and Amusement	8	44	6
Health Services	20	248	12
Legal Services	3	8	3
Educational Services	3	159	53
Auto Services	7	76	11
Other Services	81	586	7
<b>Agriculture/Mining</b>	10	42	4
<b>Construction</b>	16	76	5
<b>Manufacturing</b>	9	485	54
Transportation, Comm./Pub Util.	8	43	5
<b>Wholesale Trade</b>	22	441	20
<b>Government</b>	2	4	2
<b>Daytime Population</b>	3,176		
<b>Daytime Population/Business</b>	11		
<b>Residential Population</b>	2,067		
<b>Residential Population/Business</b>	7		


**Daytime Employment Report**

3 Mile Radius

<b>Bldg 300</b>			
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Typical Floor: 9,728 SF			
<b>Business Employment by Type</b>	<b># of Businesses</b>	<b># Employees</b>	<b>#Emp/Bus</b>
<b>Total Businesses</b>	1,258	17,368	14
<b>Total Retail</b>	324	3,627	11
Home Improvement Stores	16	119	7
General Merchandise Stores	9	28	3
Food Stores	37	446	12
Auto Dealers and Gas Stations	25	745	30
Apparel and Accessory Stores	31	252	8
Furniture and Home Furnishings	29	179	6
Eating and Drinking Places	79	1,477	19
Miscellaneous Retail Stores	98	381	4
<b>Finance-Insurance-Real Estate</b>	152	1,850	12
Banks, Saving and Lending Inst.	35	231	7
Security Brokers and Investments	26	158	6
Insurance Carriers and Agencies	30	784	26
Real Estate-Trust-Holding Co.	61	677	11
<b>Services</b>	488	7,187	15
Hotels and Lodging	8	187	23
Motion Picture and Amusement	34	506	15
Health Services	86	1,311	15
Legal Services	7	15	2
Educational Services	17	1,051	62
Auto Services	34	194	6
Other Services	302	3,923	13
<b>Agriculture/Mining</b>	47	264	6
<b>Construction</b>	88	677	8
<b>Manufacturing</b>	38	2,047	54
<b>Transportation, Comm./Pub Util.</b>	37	174	5
<b>Wholesale Trade</b>	71	1,061	15
<b>Government</b>	13	481	37
<b>Daytime Population</b>	17,368		
<b>Daytime Population/Business</b>	14		
<b>Residential Population</b>	22,789		
<b>Residential Population/Business</b>	18		

**Daytime Employment Report**

5 Mile Radius

<b>Bldg 300</b>			
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Class: B	% Leased: 67.72%		
RBA: 19,456 SF	Rent/SF/Yr: \$15.98		
Typical Floor: 9,728 SF			
<b>Business Employment by Type</b>	<b># of Businesses</b>	<b># Employees</b>	<b>#Emp/Bus</b>
<b>Total Businesses</b>	3,098	39,664	13
<b>Total Retail</b>	742	10,480	14
Home Improvement Stores	36	524	15
General Merchandise Stores	19	811	43
Food Stores	75	1,799	24
Auto Dealers and Gas Stations	46	991	22
Apparel and Accessory Stores	80	870	11
Furniture and Home Furnishings	85	514	6
Eating and Drinking Places	169	3,346	20
Miscellaneous Retail Stores	232	1,625	7
<b>Finance-Insurance-Real Estate</b>	383	6,038	16
Banks, Saving and Lending Inst.	74	838	11
Security Brokers and Investments	93	310	3
Insurance Carriers and Agencies	65	3,699	57
Real Estate-Trust-Holding Co.	151	1,191	8
<b>Services</b>	1,240	15,499	12
Hotels and Lodging	25	522	21
Motion Picture and Amusement	80	1,005	13
Health Services	179	2,220	12
Legal Services	24	89	4
Educational Services	63	3,383	54
Auto Services	62	319	5
Other Services	807	7,961	10
<b>Agriculture/Mining</b>	100	512	5
<b>Construction</b>	261	1,373	5
<b>Manufacturing</b>	94	2,629	28
<b>Transportation, Comm./Pub Util.</b>	89	554	6
<b>Wholesale Trade</b>	152	1,569	10
<b>Government</b>	37	1,010	27
<b>Daytime Population</b>	39,664		
<b>Daytime Population/Business</b>	13		
<b>Residential Population</b>	72,959		
<b>Residential Population/Business</b>	24		

ARTICLE XIII

**POC District (Planned Office Center)**

**§ 135-76. Purpose.**

The POC Planned Office Center Districts are designed for the following purposes: 135:93 10 - 01 - 2009  
§ 135-76 CHADDS FORD CODE § 135-78

- A. To provide opportunities for well-designed business uses in the form of a planned office or professional office center;
- B. To create a safe, efficient, convenient, functional and attractive business center wherein buildings, structures and open areas are well integrated to the site and well related to one another;
- C. To provide for large site, low lot coverage development to project a campus-like setting where buildings and landscaping are unified;
- D. To promote the sensitive development of the U.S. Route 1 and Wilmington-West Chester Pike corridors for uses that will be visually compatible with the character of Brandywine Gateway area noted for its historic, topographic, architectural, cultural and artistic heritage;
- E. To meet special requirements for the design, development and maintenance of the district, and to insure compatibility with adjoining districts; and
- F. To promote excellence in the design, development and maintenance of site details pertaining to layout, circulation, grading, landscaping, signage, drainage and related improvements.

**§ 135-77. Permitted uses.**

A building may be erected, altered or used and a lot or premises may be used or occupied for any of the following uses and for no other:

A. Permitted principal uses.

- (1) Professional, business, medical and administrative offices.
- (2) Business, trade, public or private schools.

B. Permitted accessory uses.

- (1) Accessory uses on the same lot with and customarily incidental to any of the above permitted principal uses.
- (2) Parking in accordance with Article XIX.
- (3) Signs in accordance with Article XVIII.

C. Conditional uses.

- (1) Public parking garages.
- (2) Educational, philanthropic or religious uses.

**§ 135-78. Height regulations.**

The maximum height of all buildings and structures shall conform to § 135-167A of this chapter.  
135:94 10 - 01 - 2009 § 135-79 ZONING § 135-84

**§ 135-79. Area and bulk regulations.**

A. Tract area: four-acre minimum.

B. Highway frontage: three-hundred-foot minimum for the tract, and one-hundred-fifty-foot minimum for any individual lots therein.

C. Building coverage: twenty-five-percent maximum.

D. Impervious surface coverage and green area: Not more than 65% of the total area of any lot shall be covered by impervious surfaces. Not less than 35% of the total area of any lot shall be preserved and/or created as green area.

E. Setbacks: Refer to § 135-62A(5) and (6) for applicable setbacks for buildings from street lines and from perimeter property lines.

**§ 135-80. Special requirements for permitted and conditional uses.**

Refer to § 135-63 for special requirements related to ownership; site and building design; buffer areas; landscaping; setbacks for accessory use structures; utilities; mechanical equipment; outdoor storage and display; sewage disposal and water supply; environmental controls; parking, highway access and traffic; crosswalks and sidewalks; curbing and edging; lighting; and signs. All references to "PBC" shall be construed to apply to "POC."

**§ 135-81. Development stages and permits.** Refer to § 135-64.

**§ 135-82. Development procedure and review.** Refer to § 135-65. Any reference to "PBC" shall be construed to apply to "POC."

**§ 135-83. Completion and maintenance of improvements.** Refer to § 135-66.